

**AGENDA**  
Mansfield Conservation Commission  
Wednesday, March 17, 2010  
Audrey P. Beck Building  
CONFERENCE ROOM B  
7:30 PM

1. **Call to Order**
2. **Roll Call**
3. **Opportunity for Public Comment**
4. **Minutes**
  - a. February 17, 2010
5. **New Business**
  - a. Meeting with UConn representatives to discuss:
    - Mirror Lake Dredging Project
    - Swan Lake Drainage Outflows
    - UConn Master Drainage Plan
  - b. Other
6. **Continuing Business**
  - a. UConn Hazardous Waste Transfer Station
  - b. Water Supply Issues  
(Willimantic Wellfield Study expected to be completed in March; Findings to be presented at 3/18/10 Water and Wastewater Advisory Committee)
  - c. Ponde Place Student Housing Project (no new information)
  - d. Conservation Commission Administrative Issues; Term Limits, etc
  - e. USDA Animal Health Research Facility- UConn Depot Campus (public information session expected to be held in April)
  - f. Eagleville Brook Impervious Surface TMDL Project (public information session expected to be held on May 27th)
  - g. CT Siting Council Application for a Verizon Telecommunication Tower in Willington off of Daleville Road (no new information-public hearing to be scheduled by CT. Siting Council)
  - h. CL&P "Interstate Reliability Project" (no new information)
  - i. UConn Composting Facility (under construction)
  - j. Natchaug River Basin project (no new information)
  - k. Invasive Plantings (PZC has agreed to revise Zoning Regulations)
  - l. Protecting Mansfield's Aquifers (Conservation Commission recommended revisions to Zoning Regulations to be incorporated into Spring 2010 revision proposal)
  - m. Other
7. **Communications**
  - a. Minutes
    - Open Space (2/22/10) • PZC (2/16/10 and 3/1/10) • IWA (3/1/10)
  - b. Inland Wetland Agent Monthly Activity Report
  - c. 2/25/10 Letter from DEP Commissioner Marrella
  - d. CT DOT notice of N. Eagleville Rd culvert replacement
  - e. Other Correspondence
8. **Other**
9. **Future Agendas**
10. **Adjournment**

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Town of Mansfield  
**CONSERVATION COMMISSION**  
Meeting of 17 February 2010  
Conference B, Audrey P. Beck Building  
**(DRAFT) MINUTES**

*Members present:* Robert Dahn, Quentin Kessel, Scott Lehmann, Joan Stevenson. *Members absent:* Peter Drzewiecki, John Silander, Frank Trainor. *Others present:* Grant Meitzler (staff).

1. The meeting was **called to order** at 7:33p by Chair Quentin Kessel.
2. The draft **minutes of the 20 January 2010 meeting**, with a minor clarification suggested by Kessel in the first bullet of item 2, where approved.
3. Kessel reported that:
  - Rich Miller has asked to appear before the Commission regarding UConn's **Mirror Lake dredging** project and **stormwater management plan**; Kessel has suggested the Commission's March meeting. {Kessel later displayed photographic evidence that the outflow from Swan Lake into the Fenton River drainage does indeed discharge into a watercourse. UConn's claim that it does not discharge into Roberts Brook may be correct (if Mirror Lake is the source of Roberts Brook), but it is not relevant to the issue of whether the diversion needs a discharge permit from DPH.}
  - Town Council policies (a) **limiting terms** for members of committees, commissions, and boards and (b) **prohibiting communication** of "comments or concerns on issues of town-wide importance to ... State or private parties" by advisory boards are under review.
  - The joint **presentation on the value of open space** (by members of the Open Space Preservation and Parks Advisory Committees and the Commission) to the Town Council is now scheduled for 8 March 2010.
4. The Commission has received a copy of the application to the Connecticut Siting Council for a **Verizon cell phone tower** on Daleville Road in Willington. Its environmental impact on Mansfield appears to be limited visibility from certain nearby locations in town.
5. The Open Space Preservation Committee is proposing that PZC regulations provide for a **preliminary site plan review**, enabling developers to meet with planning officials and perhaps representatives of advisory committees to discuss development options before a lot of money is invested in a detailed site plan. The Committee believes that raising environmental issues in advance could encourage more environmentally sensitive development. A **motion** (Stevenson, Dahn) to endorse the idea of preliminary site plan reviews passed unanimously.
6. The Town's **inland wetland regulations** have been redrafted to conform to the State's model regulations. In his quick review of the document, Kessel didn't notice any substantive changes, and Meitzler indicated there were none of any importance.
7. UConn has commented on DEP's proposed **streamflow regulations**, arguing for provisions that would allow the University to ignore its agreement with DEP to maintain flows in the Fenton River by managing withdrawals from its Fenton River well-field, should a severe drought create a "public health risk" by limiting what could be extracted from UConn's Willimantic River well-field.
7. **Adjourned** at 8:15p. Next meeting: Wednesday, 17 March 2010, 7:30p.

Scott Lehmann, Secretary, 18 February 2010

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Notice to be sent to all  
Mansfield residents along CL&P  
Right-of-way.

## Important Information from CL&P About Work in Your Neighborhood

As part of our continuing effort to improve electric reliability, Connecticut Light & Power (CL&P), through our subcontractors, will perform engineering and environmental assessments of our rights-of-way in your neighborhood.

Over the coming months, you may see these representatives in your area surveying the land, inspecting our transmission lines and towers, and conducting aerial inspections. This work is being done in conjunction with the Interstate Reliability Project, one of the four New England East-West Solution (NEEWS) projects, and will be ongoing during the project development and siting process.

Town leaders and public safety officials have been notified about these activities.

Company representatives will have proper identification; however, if you have any concerns, please call our project hotline at 1.866.99NEEWS (1.866.996.3397) or visit our Web site at [www.NEEWSprojects.com](http://www.NEEWSprojects.com).

Thank you in advance for your cooperation as we work to better serve you.

[www.NEEWSprojects.com](http://www.NEEWSprojects.com)

NEEWS

Interstate  
Reliability Project



**Connecticut  
Light & Power**

The Northeast Utilities System

P.O. Box 270  
Hartford, CT 06141-0270

Improving  
Electric  
Reliability

Mansfield Open Space Preservation Committee  
Draft - Minutes for February 22, 2010

This meeting was originally scheduled for February 16<sup>th</sup>, but was postponed due to weather.

Members present:

Vicky Wetherall, Jim Morrow, Quentin Kessel, Steve Lowrey, Ken Feathers and Jennifer Kaufman

1. Chairman Jim Morrow called the meeting to order at 7:39 PM
2. Wetherall/Kessel: Motion to approve the minutes of January 19, 2010, motion carried.
3. No visitors
4. Public Comment: No public present.
5. New Business:  
Discussion of proposal to add Preliminary Site Analysis into the Subdivision Regulations, which would require applicants to present preliminary plans to Town staff and distribution to the advisory committees for comment. This would give the applicant the benefit of hearing comments before the subdivision time limits start, and allow more time for modification of plans. The Committee is very much in favor of this idea.
6. Old Business:  
Jennifer presented her draft Power Point presentation to the Town Council. The purpose of the presentation is to make the Council aware of the charge of the committee and the value of open space. The committee discussed and edited the presentation and discussed the future open space goals of the committee
7. Reports from staff: No staff present
8. No Communications
9. Future agendas: Not discussed
10. Motion to adjourn Kessel/Wetherall, motion carried. Meeting adjourned at 9:17 P.M.

Respectfully submitted  
Stephen Lowrey

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## MINUTES

### MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Tuesday, February 16, 2010

Council Chamber, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), M. Beal, J. Goodwin, R. Hall, K. Holt, G. Lewis, P. Plante, B. Ryan  
Members absent: B. Pociask  
Alternates present: F. Loxsom (7:09 p.m.), V. Stearns  
Alternates absent: K. Rawn  
Staff Present: Gregory Padick (Director of Planning)

Chairman Favretti called the meeting to order at 7:01 p.m. Alternate Stearns was appointed to act in Pociask's absence.

#### **Minutes:**

2/1/10-Plante MOVED, Hall seconded, to approve the 2/1/10 minutes as written. MOTION PASSED with all in favor except Ryan who disqualified herself.

#### **Zoning Agent's Report:**

Padick reported in Hirsch's absence. Hirsch has sent notices to seven contractors he believes are operating home occupations and noted that only three have responded and filed applications which are currently under review. Hirsch's memo on interior illuminated window signs was referenced. Holt stated that the operation of neon signs in windows is usually tied to open hours of the business. She requested that Hirsch review the approval conditions of recent business to ensure that this condition is being followed. Chairman Favretti suggested the matter of indoor illuminated signs be added to the agenda for the next Regulatory Review Committee meeting.

#### **Public Hearing:**

##### **Special Permit Application, Proposed Fitness Center at the Eastbrook Mall, 95 Storrs Rd, Cardio Express LLC., applicant, File # 1290**

Chairman Favretti opened the continued Public Hearing at 7:07 p.m. Members present were Favretti, Beal, Goodwin, Hall, Holt, Lewis, Plante, Ryan, and alternates Loxsom and Stearns. Alternate Stearns was appointed to act. Gregory Padick, Director of Planning noted a communication received from E. Wassmundt, dated 2-16-10 and distributed to the Commission this evening.

Peter Rasconi, President of Cardio Express, submitted neighborhood notification receipts. Rasconi stated that the opportunity has arisen to utilize the adjoining vacant store which will open the floor space by 2,000-2,600 square feet. He would not increase the amount of equipment, but the increase in square footage would allow more space between workout machines resulting in a more spacious and attractive environment.

Plante questioned Padick if a revised plan should be required for this change. Padick responded that it is the PZC's discretion, but with no additional equipment being proposed, a plan is not necessary.

Noting no further comments or questions from the audience or the Commission, Plante MOVED, Beal seconded, to close the Public Hearing at 7:13 p.m. MOTION PASSED UNANIMOUSLY.

#### **Old Business:**

##### **2. Proposed Revision to Article X, Section C regarding Political Signs**

Padick referenced his 2-9-10 memo and the revised draft to Article X, Section C, regarding Political Signs which now includes the prohibition of Political Signs on public property.

### **Public Hearing:**

#### **Special Permit Application, Proposed Sale of Alcoholic Liquor at Jack Rabbit's Restaurant, 1244 Storrs Road, File #1291**

Chairman Favretti opened the public hearing at 7:15 p.m. Members present were Favretti, Beal, Goodwin, Hall, Holt, Lewis, Plante, Ryan, and alternates Loxsom and Stearns. Alternate Stearns was appointed to act. Gregory Padick, Director of Planning read the legal notice as it appeared in the Chronicle on 2/3/10 and 2/9/10. Padick noted the following communication received and distributed to the Commission: a letter received on 2-9-10 by M. Taylor, Managing Member of Storrs Associates, LLC, who owns the building; and a 2-9-10 memo from G. Padick, Director of Planning.

John Mellitz, Attorney, representing the applicant, and Jack Flaws, Managing Member of Jack Rabbit's Restaurant, were present. Mellitz submitted returned neighborhood notification receipts. He explained that the wine and beer service is complementary to the food service, and no alcohol will be served unless food is purchased. He stated their intention is not to use the facility as a bar. There will be neither television sets nor bar seating, in order to discourage and avoid lingering. All food and beverages will be ordered at the counter and served to the patrons at their tables.

Lewis expressed concern for long lines in the small ordering space should the restaurant become popular. Flaws responded that if that occurs, the plan will be re-evaluated.

Plante expressed concern with serving alcohol in close proximity to the High School and suggested that this matter be added to the next Regulatory Review agenda.

Noting no further comments or questions from the audience or the Commission, Hall MOVED, Plante seconded, to close the public hearing at 7:26 p.m. MOTION PASSED UNANIMOUSLY.

### **Old Business, continued:**

#### **1. Potential Re-Zoning of the "Industrial Park" zone on Pleasant Valley Rd and Mansfield Ave.**

Padick reviewed the changes he made to the 10-15-09 draft. There were concerns raised by the Commission regarding retail sales of used vehicles, and the potential for tall towers that might be associated with radio, T.V. uses. By consensus the Commission agreed to eliminate a provision to allow warehouse storage and to remove from Item 14B the wording "other Mansfield Representatives."

#### **3. Draft Policy on Transparency and Open Government**

The consensus of the Commission was to forward Padick's report to the Town Council Sub-Committee and request they revisit the issues raised therein and also refine the report further.

#### **4. Verbal feedback from Town Planner Re: Proposed Parking Ordinance for Residential Rental Properties and Student/Tenant Registry Ordinance**

Padick updated the Commission on the proposed Parking Ordinance that has been referred to a Town Council Sub-Committee, and the tenant registry ordinance is currently being reviewed by the Community Quality of Life Committee.

### **New Business:**

#### **1. Review of February Draft Revision on Definition of Family**

Padick updated the Commission on the draft revision defining "family" that is currently being discussed by the Community Quality of Life Committee. He stated that ultimately this definition will be presented to the PZC for approval and regulation.

#### **2. Connecticut Siting Council Application for a Verizon Telecommunication Town in Willington off of Daleville Road**

Padick summarized the application and noted no significant impact to Mansfield, and therefore requiring no comments.

**Reports of Officers and Committees:**

Chairman Favretti discussed the Lifetime Achievement and Length of Service Awards from the Connecticut Federation of Planning and Zoning Agencies. It was the consensus of the Commission to nominate Gregory Padick, Director of Planning, for the Lifetime Achievement Award, and Kay Holt and former PZC Member Betty Gardner for the Length of Service Award.

Peter Plante requested that a Regulatory Review Committee meeting be scheduled in the near future.

**Communications and Bills:**

Noted.

**Adjournment:**

Chairman Favretti declared the meeting adjourned at 8:52 p.m.

Respectfully submitted,

Katherine Holt, Secretary

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## DRAFT MINUTES

### MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, March 1, 2010

Council Chamber, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), M. Beal, J. Goodwin, R. Hall, K. Holt, G. Lewis, P. Plante, B. Ryan  
Members absent: B. Pociask  
Alternates present: F. Loxsom, K. Rawn, V. Stearns  
Staff Present: Gregory Padick (Director of Planning)

Chairman Favretti called the meeting to order at 7:35 p.m. Alternate F. Loxsom was appointed to act in the absence of B. Pociask.

#### Minutes:

2/16/10 - R. Hall MOVED, B. Ryan seconded, to approve the 2/16/10 minutes as written. MOTION PASSED UNANIMOUSLY.

#### Zoning Agent's Report:

2/25/10 Zoning Agent's Monthly Activity Report was noted. R. Hall noted that a dark colored van, blue or black, that appears to have been involved in an accident, has been situated along Crane Hill Road for weeks and may be been abandoned on Town land. Zoning Agent, Curt Hirsch, will investigate. K. Holt and B. Ryan observed that the lights are off when Husky Spirits is not operating.

#### Old Business:

##### 1. Special Permit Application, Proposed Fitness Center at the Eastbrook Mall, 95 Storrs Rd, Cardio Express LLC., applicant, File # 1290

After confirming that the applicant had stated that the adjacent footage now available would not result in an increase of equipment, but rather would provide more space for clients visiting the facility, J. Goodwin MOVED, K. Holt seconded, to approve with conditions the special permit application (File #1290) of Cardio Express LLC for a fitness club at the East Brook Mall, 95 Storrs Road, as described in a 12/11/09 statement of use, as shown on plans dated 12/11/09, as presented at Public Hearings on 2/1/10 and 2/16/10 and as described in other application submissions. This approval is granted because the application as approved is considered to be in compliance with Article V, Section B and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. This approval authorizes the proposed fitness club use of the 9,880 square foot area formerly occupied by the "Hoot" retail store as well as the adjacent 2,000 to 2,600 square feet of currently vacant space. Any significant change in the use as described in application submissions and at the Public Hearings shall require further PZC review and approval. Any questions regarding what constitutes a significant change shall be reviewed with the Zoning Agent and, as deemed necessary, the PZC;
2. This authorization is tied to the East Brook Mall's commitment to provide, during all hours the subject fitness center is open, on site security coverage of both the Mall interior and the associated parking areas.
3. Any new signage shall require Zoning Permit approval and compliance with all applicable Zoning Regulations.
4. All applicable Health, Building and Fire Codes shall be addressed and required permits obtained prior to construction/renovation or occupancy by the public for this approved change in use.
5. This approval grants the requested site plan submission waivers. The information submitted is adequate to appropriately address approval criteria.
6. This permit shall not become valid until the applicant obtains the special permit form from the Planning Office and files it on the Land Records.

MOTION PASSED UNANIMOUSLY.

**2. Special Permit Application, Proposed Sale of Alcoholic Liquor at Jack Rabbit's Restaurant, 1244 Storrs Road, File #1291**

After briefly discussing the nature of the subject restaurant, J. Goodwin MOVED, K. Holt seconded, to approve with conditions the special permit application (File #1291) of Jack Rabbits of Storrs LLC for the sale of alcoholic beverages in association with a restaurant use at Storrs Commons, 1244 Storrs Road, as depicted on a submitted floor plan, as described in a statement of use and other application submissions and as presented at a Public Hearing on 2/16/10. This approval is granted because the application as approved is considered to be in compliance with Article X, Section I, Article V, Section B and other provisions of the Mansfield Zoning Regulations, and is granted with the following conditions:

1. Any significant change in the proposed restaurant use and sale of alcoholic beverages, as described in application submissions and at the 2/16/10 Public Hearing, shall require further PZC review and approval. Any questions regarding what constitutes a significant change shall be reviewed with the Zoning Agent and, as deemed necessary, the PZC;
2. Pursuant to Mansfield's current Zoning requirements for Planned Business-2 sites within 500 feet of a school, all alcoholic beverages shall be served from a service bar in conjunction with the service of meals to customers seated at tables or the proposed counter;
3. The owner shall be responsible for training staff with respect to all applicable Connecticut liquor laws;
4. This approval grants the requested site plan submission waivers. The information submitted is adequate to appropriately address applicable approval criteria;
5. This permit shall not become valid until the applicant obtains the special permit form from the Planning Office and files it on the Land Records.

MOTION PASSED UNANIMOUSLY.

**3. Potential Re-Zoning of the "Industrial Park" zone on Pleasant Valley Rd and Mansfield Ave.**

2/25/10 Memo from the Director of Planning was noted. Padick briefly summarized the revisions that had been incorporated into a current draft. After a brief discussion, it was agreed that this matter shall be forwarded to the Regulatory Review Committee for its review. Chairman Favretti noted the next Regulatory Review Committee meeting is scheduled for 3/2/10 at 2pm in Room B as cited on the Agenda.

**4. Verbal feedback from Town Planner Re: Draft Revision on Definition of Family; Proposed Parking Ordinance for Residential Rental Properties; and Student/Tenant Registry Ordinance**

Preliminary draft of proposed revisions to the zoning definition of family was distributed to the Commission. It was noted that this subject, as well as other items such as proposed parking ordinance and student/tenant registry, were currently under review by Community Quality of Life Committee. No action of the commission is required at this time.

**New Business:**

**1. 8-24 Referral-Potential Town Acquisition of Land on Birchwood Heights Rd.**

G. Lewis disqualified himself and Rawn was appointed to act in his place. Reports from the Director of Planning and Open Space Preservation Committee were noted. Both reports support acquisition, as this site will allow a connection between neighborhoods and a pedestrian trail. K. Holt MOVED, R. Hall seconded, that the PZC notify the Town Council that the proposed acquisition of the Ossen/McCoy property would promote Plan of Conservation and Development goals, objectives and recommendations, and is supported by the Planning and Zoning Commission. G. Lewis disqualified, K. Rawn acting, MOTION PASSED UNANIMOUSLY.

**2. Proposed Drainage Improvements, Juniper Hill Apartments File #627**

The request is for a minor modification. P. Plante indicated that the project promotes goals and objectives of the Plan of Conservation and Development. R. Hall MOVED, K. Holt seconded, that the PZC Chairman and Zoning Agent be authorized to approve under the site modification process proposed stormwater and building façade improvements at the Juniper Hill Village elderly housing development, 1 Silo Circle, as described in a 2/23/10 letter from project engineer, C. Gagnon and as described at the IWA's March 1<sup>st</sup> meeting, subject to the following conditions:

1. All drainage improvement designs shall be approved by the Assistant Town Engineer.

2. Before work begins on grading and stormwater improvements, erosion and sedimentation controls shall be installed down gradient of proposed work areas. These controls shall be inspected daily and maintained until all disturbed areas are stabilized.

3. No work shall begin until a Zoning Permit has been issued.

MOTION PASSED UNANIMOUSLY.

### **3. 2/22/10 Letter from Open Space Preservation Committee Re: Preliminary Site Analysis for Proposed Subdivisions**

Members briefly discussed the committee's recommendation and subdivision review process. It was suggested that a checklist of required plan items be incorporated into the process and used for staff preliminary reviews. A site analysis should be combined with a "yield plan" in this process. It was agreed that the subject letter be sent to the Regulatory Committee for its review and recommendation.

### **Reports of Officers and Committees:**

Chairman Favretti noted a Regulatory Review Committee meeting is scheduled for 3/2/10 at 2pm in Room B.

### **Communications and Bills:**

The budget review calendar of the Town Council and 1/22/10 memo from 4-Corners Water/Sewer Design Guidelines Subcommittee were noted. Director of Planning, G. Padick, noted that the Four Corners design guidelines are in a preliminary stage and that any PZC review comments should be forwarded to the committee as soon as possible.

Letter to Town Council from D. Morse and T. Nielson regarding regulating occupancy of single family homes were acknowledged.

Letter to Town Council from C. Stites regarding political signs on public property was discussed. It was the consensus of the Commission that although political signs should not be posted on public property, it would be acceptable for signs to be posted in a public right-of-way, provided the owner of record of the abutting private property gives express permission. Director of Planning Padick was asked to draft language to this effect for Commission consideration.

Receipt of the Winter 2010 CFPZA Newsletter was noted.

P. Plante requested that a report regarding the Four Corners Sewer and Water Advisory Committee be placed on agenda for next meeting. P. Plante and K. Rawn are members of this committee.

### **Adjournment:**

Chairman Favretti declared the meeting adjourned at 8:28 p.m.

Respectfully submitted,

Katherine Holt, Secretary

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**DRAFT MINUTES**  
**MANSFIELD INLAND WETLANDS AGENCY**  
Regular Meeting  
Monday, March 1, 2010  
Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), M. Beal, J. Goodwin, R. Hall, K. Holt, G. Lewis, P. Plante, B. Ryan  
Members absent: B. Pociask  
Alternates present: F. Loxsom, Kenneth Rawn, Vera Stearns  
Staff present: G. Meitzler (Wetlands Agent)

Chairman Favretti called the meeting to order at 7:02 p.m. Alternate F. Loxsom was appointed to act in the absence of B. Pociask.

**Minutes:**

2-1-10 – R. Hall MOVED, G. Lewis seconded, to approve the 2-1-10 minutes as written. B. Ryan disqualified, all others in favor, MOTION PASSED.

**Communications:**

2-25-10 Wetlands Agent's Monthly Business report was noted.

**Old Business:**

**Public Hearings:**

**W1447 - IWA Regulation Revisions 1-21-2010 Draft**

Chairman Favretti opened the Public Hearing at 7:22. Members present were R. Favretti, M. Beal, J. Goodwin, R. Hall, K. Holt, G. Lewis, P. Plante, B. Ryan, and alternates F. Loxsom, K. Rawn and V. Stearns. Alternate F. Loxsom was appointed to act. Grant Meitzler, Wetlands Agent read the legal notice as it appeared in the Chronicle on 2/16/10 and 2/24/10. Meitzler noted the following communications received and distributed to the Commission: a 2/25/10 memo from G. Meitzler, Wetlands Agent; a 2/17/10 letter from S. Tessitore, State DEP, Supervising Environmental Analyst; and a 3/1/10 letter from D. O'Brien, Town Attorney. It was also noted that an email received today from the Chairman of the Conservation Commission reported no objection.

Meitzler briefly summarized the regulation revisions and noted that they were based on the latest draft DEP model regulations. There being little deviation from what practice has been, the revisions are intended to clarify the process. Gregory Padick, Director of Planning, indicated that the 150-foot buffer area is maintained in the revised regulations.

Beverly Simms of 61 Northwood Road, Mansfield, expressed concern for the protection of wetlands and in particular those related to the proposed Ponde Place development.

K. Holt stated that she was pleased that the regulations revision process was nearing completion. Noting no further comments or questions from the audience or the Agency, M. Beal MOVED, K. Holt seconded, to close the Public Hearing at 7:32 p.m. MOTION PASSED UNANIMOUSLY.

**W1445 (W1419) - Chernushek, additional gravel removal and constr. haul road**

Chairman Favretti noted a 2/24/10 letter from the applicant to withdraw the application. K. Holt MOVED, R. Hall seconded, to accept the applicant's request to withdraw his application. MOTION PASSED UNANIMOUSLY.

**New Business:**

**Administrative Ruling:**

**W1449 - Juniper Hill - Green improvements to lawns and drainage**

Meitzler noted a 2/23/10 letter from Christopher Gagnon, P.E., Godfrey-Hoffman Associates, LLC; a 2/23/10 letter from Edward A. Austin, President, Mansfield Retirement Community; and a 2/25/10 site map.

Christopher Gagnon, Professional Engineer with the firm of Godfrey-Hoffman Associates LLC of North Haven, Connecticut, as representative for the applicant, requested an administrative approval of the site plan. There are some wetlands in the project area, but affect is limited to the outfalls of the storm water management system. The proposed maintenance work would minimize impacts down-gradient of the project, improve safety for the residents and be a benefit to the community. Replacement of parking area with a more permeable surface is not planned due to soil characteristics, but they will eliminate the area where "ponding" occurs. There are no plans for oil separators at this time as the focus will be on bio-swales and non-structural measures that will be easier to maintain. However, separators will be considered as final plans are prepared. Final plans would be provided to the Town for review by engineering staff, and all zoning permits and building permits for the project would be obtained. An official motion of the Agency is sought so that they may proceed and adhere to stringent time limits provisions of a HUD grant.

Ed Austin of 844 Storrs Road, Mansfield, President of the Board of the Mansfield Retirement Community Inc. noted that Juniper Hill Village, a 100-unit facility, has had the assistance of the Town in receiving Small Cities Grants in the past for system upgrades, the installation of a sprinkler system and kitchen improvements. They hope to receive \$1,500,000.00 from a grant application and are in position to present the project proposal to the HUD committee. There will be a 12-month time limit to finish the project in order to qualify for the grant proceeds. Mr. Austin stressed the potential benefit to both residents and the community of the "green program" associated with the project.

K. Holt MOVED, R. Hall seconded, to make a declaratory ruling that an exemption from licensing requirements is granted pursuant to Sections 3.3 D, 3.4 A, and 3.4 B of the Wetlands and Watercourses Regulations of the Town of Mansfield to Juniper Hill Village (file no. W1449), for site improvements to be made within regulated areas along the westerly areas of the Juniper Hill Village development, consisting of sidewalk and yard drainage improvements, replacement of damaged storm drains, and improved outlet conditions, as outlined in application submissions including a map dated 2.25.2010.

This action is based on a finding of essential conformance with the requirements of Section 3 of the wetlands regulations, and is conditioned on the following provision being met:

1. Detailed plans are to be submitted for review by staff before any work begins to determine conformance with the descriptions of work planned, as outlined in the application submissions.

This approval is valid for a period of five years (until March 1, 2015), unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED UNANIMOUSLY.

**Reports of Officers and Committees:** None.

**Other Communications and Bills:** K. Rawn indicated interest in attending the 2010 Municipal Inland Wetland Commissioners Training Program as being offered by DEP. It was noted that G. Lewis has completed this program in the past. G. Meitzler noted a 2/8/10 letter from S. Hill, P.E., Manager of State Design Bureau of Engineering and Construction DOT regarding replacement of piping on North Eagleville Road from Eagleville Brook, at the upper crossing area near the university.

**Adjournment:** Favretti declared the meeting adjourned at 7:35 p.m.

Respectfully submitted,

Katherine Holt, Secretary

Memorandum:

February 25, 2009

To: Inland Wetland Agency  
From: Grant Meitzler, Inland Wetland Agent  
Re: Monthly Business

**W1419 - Chernushek - hearing on Order**

3.10.09: The hearing on the Order remains open and should continue until the permit application under consideration is acted upon.

(The Order was dropped on approval of the application required in the Order.)

4.30.09: Former rye grass seeding is beginning to show green. I spoke with Mr. Chernushek this afternoon who indicated health problems that delayed his starting but indicated he will be working this weekend. I will update on this Monday evening.

5.26.09: A light cover of grass growth has come in. Mr. Chernushek indicates health problems and two related deaths have delayed his start of work since the permit approval was granted. It appears that some light work has started. He has further indicated that he will start a vacation on June 22, 2009 to finish the work.

6.13.09: Work is underway.

6.21.09: Bulldozer work has been completed - finish work remains. The additional silt fencing has been placed along the northerly wetlands crossing, and the additional pipe under the southerly crossing has been installed. Remaining work includes finish grading along edges, spreading stockpiled topsoil, and establishing grass growth.

7.01.09: I spoke with Mr. Chernushek who indicated he expects work to be completed by September 1, 2009. (Site photo attached).

9.03.09: Mr. Chernushek has been working on levelling and grading. The formerly seeded areas have become fairly thick growth surrounding the central wet areas. He has further indicated that with the combination of weather and the slower moving of earth with the payloader compared to the earlier rented bulldozer has led him to contact contractors for earth moving estimates which have not yet been received. The site is not yet finished but has remained quite stable.

9.12.09: I met with Mr. Chernushek today and discussed again what his plans are for stabilizing this work site.

10.01.09: Mr. Chernushek indicated he has not heard back from the contractor he had spoken with about removing material, and is in progress of contacting others. In discussion is removal of material from the site either within the 100 cubic yard limit or obtaining a permit for such removal.

10.28.09: Mr. Chernushek has indicated he has made arrangements with DeSiato Sand & Gravel to remove 750 cubic yards of material. Staff is in the process of clarifying permit requirements.

**W1445 - Chernushek - application for gravel removal from site**

11.30.09: Packet of information representing submissions by Mr. Chernushek, Mr. DeSiato and myself is in this agenda packet as Mr. Chernushek's request for modification.

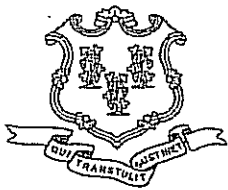
12.29.09: Preparation of required information for P2C special permit application is in progress. Tabling any action until the February 1, 2010 meeting is recommended.

1.12.10: 65 day extension of time received.

- 2.18.10: No new information has been received.  
2.25.10: This application has been withdrawn.

**Mansfield Auto Parts - Route 32**

- 12.08.08: Inspection - no vehicles are within 25' of wetlands.  
1.16.09: Inspection - no vehicles are within 25' of wetlands.  
2.24.09: Inspection - no vehicles are within 25' of wetlands.  
3.06.09: Inspection - no vehicles are within 25' of wetlands.  
4.14.09: Inspection - no vehicles are within 25' of wetlands.  
5.11.09: Inspection - no vehicles are within 25' of wetlands.  
6.10.09: Inspection - no vehicles are within 25' of wetlands.  
7.16.09: Inspection - no vehicles are within 25' of wetlands.  
8.12.09: Inspection - no vehicles are within 25' of wetlands.  
9.14.09: Inspection - no vehicles are within 25' of wetlands.  
10.27.09: Inspection - no vehicles are within 25' of wetlands.  
11.30.09: Inspection - no vehicles are within 25' of wetlands.  
12.28.09: There are two cars that need to be moved. Mr. Bednarczyk indicates their payloader is down for repairs and the cars will be moved as soon as it is repaired.  
1.27.10: No change - the payloader is apart with parts on order to complete repairs. It is of 1986 vantage and finding parts is a major proposition.  
2.18.10: Same - they are in the process of rebuilding the engine on the payloader.



STATE OF CONNECTICUT  
DEPARTMENT OF ENVIRONMENTAL PROTECTION



February 25, 2010

Mr. Quentin Kessel  
Chair  
Mansfield Conservation Commission  
97 Codfish Road  
Storrs, CT 06269

Dear Mr. Kessel:

I am responding to your letter dated January 20, 2010, concerning the 2009 *Memorandum of Agreement Between the Department of Environmental Protection and the University of Connecticut (MOA)*. I appreciate your comments and concerns regarding these matters.

I'd like to provide you with some important background concerning the MOA. The MOA was developed as a mechanism to assure implementation of UCONN's Drainage Master Plan. The Drainage Master Plan was a study performed by UCONN in 2003 to evaluate flooding problems along Eagleville Brook, water quality problems along Eagleville Brook and flooding problems along North Eagleville Road and Hunting Lodge Road. This study indicated increased flood flow to both the Fenton River and Eagleville Brook. The study also proposed various recommendations for addressing these problems.

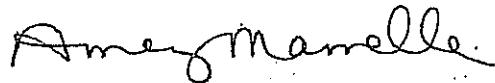
The overall intent of the Campus Drainage Master Plan and the implementation under the MOA, is to ensure water quality improvements and reduction of the rate of runoff through the various projects. While the MOA identifies projects, the actual design and evaluation of environmental effects will occur during the design and environmental permitting phases. The MOA in no way dictates environmental permitting outcomes. Should a project be denied, UCONN would be obligated to find an alternate project to meet water quality and flooding mitigation objectives. Certain elements may also require approval from the Department of Public Health Drinking Water Section due to their location within the Willimantic Reservoir watershed. In addition to addressing stormwater quality, UCONN will be expected to ensure that the peak rate of runoff, during heavy storms, would not cause erosion at the storm drain discharge points.

I understand that there are many concerns related to the proposed project to divert runoff from Eagleville Brook to the Fenton watershed. This project has not yet been designed. During the design and permitting process, both water quality as well as peak runoff concerns will be addressed.

We trust that the University will keep the Town of Mansfield fully apprised as future projects move forward.

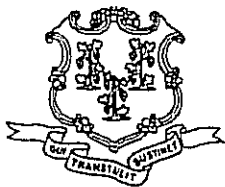
Please feel free to give Denise Ruzicka, Director of the Inland Water Resources Division should you wish to discuss this further. She can be reached at 860-424-3706.

Yours truly,

A handwritten signature in cursive script, reading "Amey W. Marrella".

Amey W. Marrella  
Commissioner

cc: Eric Thomas, DEP  
Karl Wagner, CEQ  
Richard Miller, UCONN



STATE OF CONNECTICUT  
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546  
NEWINGTON, CONNECTICUT 06131-7546

Phone:

REC'D FEB 10

February 8, 2010

Mr. Matthew W. Hart  
Town Manager  
Town of Mansfield  
Audrey P. Beck Municipal Building  
4 South Eagleville Road  
Mansfield, Connecticut 06268

Dear Mr. Hart:

Subject: State Project No. 172-394  
Federal Aid Project No. TBD  
Rehabilitation of Culvert Nos. 06688 and 06777  
Towns of Mansfield and Franklin

The Connecticut Department of Transportation's (Department) Office of Engineering is developing plans to rehabilitate Culvert No. 06688 conveying Eagleville Brook under SR 430 in the Town of Mansfield and Culvert No. 06777 conveying Beaver Brook under Route 207 in the Town of Franklin, as depicted on the enclosed location plans. The purpose of the project is to rehabilitate the existing culverts that have been identified to be in poor condition.

The present schedule indicates that the design will be completed in June 2011, with construction anticipated to start in spring 2012. This project will be undertaken with 80% Federal and 20% State funds.

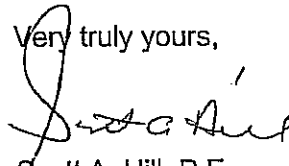
Please advise us of any work that may be contemplated along this route by any municipally owned utilities. By completing such work prior to, or at the same time as the proposed construction, the traveling public can be better served upon completion of the project with a pavement that would not have to be disturbed for installations of this kind for many years.

It is the Department's policy to keep the public informed and involved when such projects are undertaken. It is important that the community share their concerns with us to assist in the project's development. Accordingly, the enclosed press release describing the proposed improvement is scheduled to be released shortly. If there is adequate interest, an informational meeting will be conducted. At this time, it is not anticipated that a formal public hearing will be necessary.

February 8, 1020

If you or any of your constituents have questions or wish to assist us in this project, please contact me at the letterhead address.

Very truly yours,

A handwritten signature in black ink, appearing to read "Scott A. Hill". The signature is fluid and cursive, with a large initial "S" and a distinct "H".

Scott A. Hill, P.E.  
Manager of State Design  
Bureau of Engineering and Construction

Enclosures

cc: Mr. Mark N. Paquette, Executive Director – Windham Region Council of Governments



NEWINGTON, CT – State Transportation Commissioner Joseph F. Marie announced today that the Connecticut Department of Transportation's Office of Engineering is developing plans to rehabilitate Culvert No. 06688 conveying Eagleville Brook under SR 430 in the Town of Mansfield and Culvert No. 06777 conveying Beaver Brook under Route 207 in the Town of Franklin.

"It is the Department's policy to keep the public informed and involved when such projects are undertaken," said Marie. "It is important that the community share its concerns with us to assist in the project's development." If there is adequate interest, an informational meeting will be conducted. At this time, it is not anticipated that a formal public hearing will be necessary.

The project involves lining the existing culverts with new pipes and repairing the existing concrete headwalls as required.

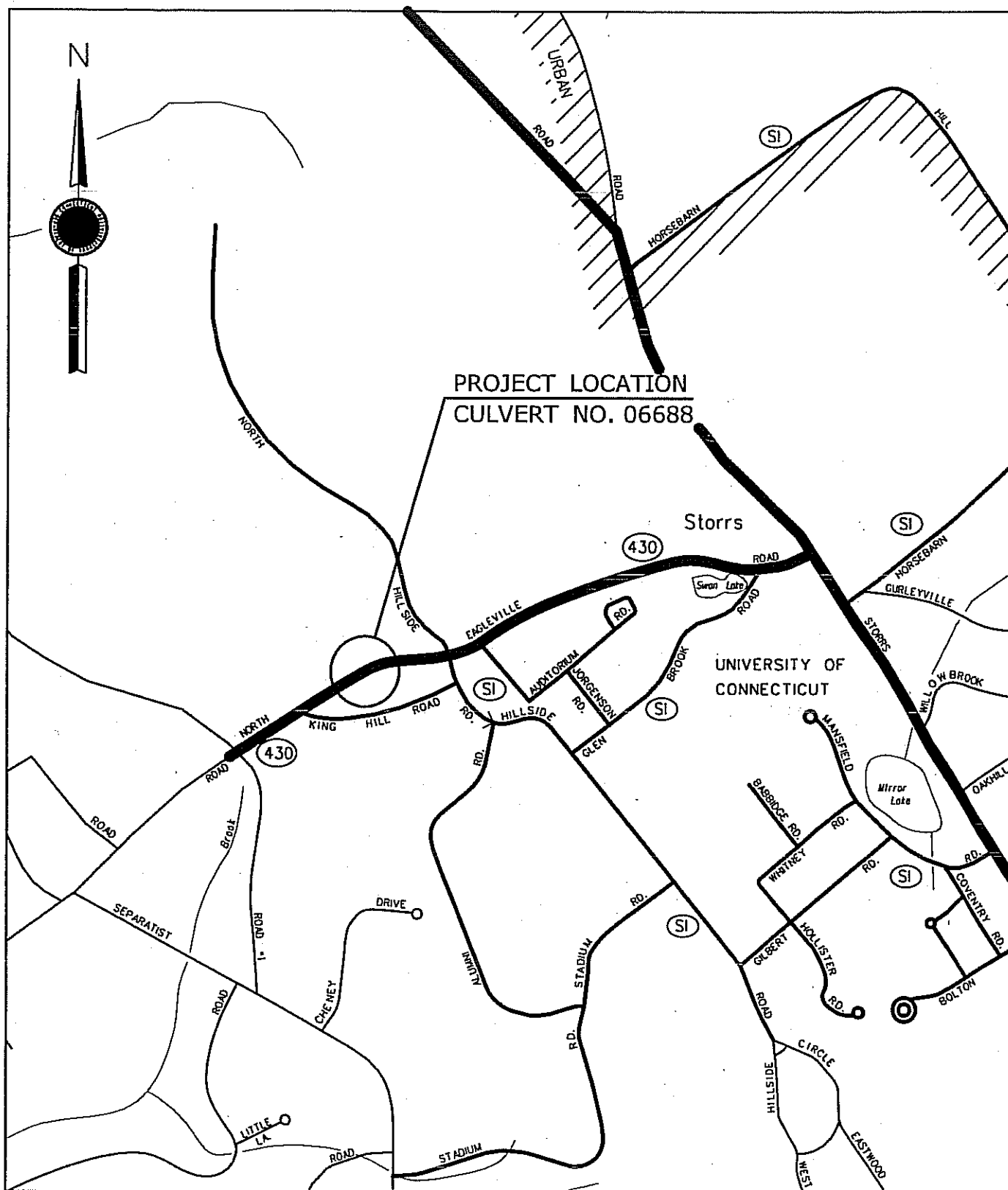
The present schedule indicates that the design will be completed in June 2011, with construction anticipated to start in spring 2012. Construction activities are anticipated to last approximately three weeks with minimal disruption to traffic. At this time, it is proposed that the project will be undertaken with 80% federal and 20% state funds.

Anyone interested in receiving information on this project may do so by contacting Mr. Scott A. Hill, Manager of State Design, at (860) 594-3272, or by e-mail at [scott.hill@ct.gov](mailto:scott.hill@ct.gov). Please make reference to State Project No. 172-394.

**News Releases were sent to the following:**

**STATE PROJECT NO. 172-394  
NEWS RELEASE DISTRIBUTION**

The Honorable Christopher J. Dodd – U.S. Senator  
The Honorable Joseph I. Lieberman – U.S. Senator  
The Honorable Joseph Courtney – U.S. Representative  
The Honorable Edith G. Prague – State Senator – 19<sup>th</sup> District  
The Honorable Donald E. Williams, Jr. – State Senator – 29<sup>th</sup> District  
The Honorable Kevin Ryan – State Representative – 139<sup>th</sup> District  
The Honorable Denise W. Merrill – State Representative – 54<sup>th</sup> District



STATE PROJECT NO.:

172-394

CITY/TOWN:

MANSFIELD



STATE OF CONNECTICUT  
DEPARTMENT OF TRANSPORTATION

LOCATION PLAN

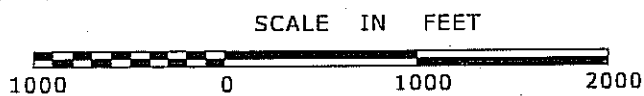
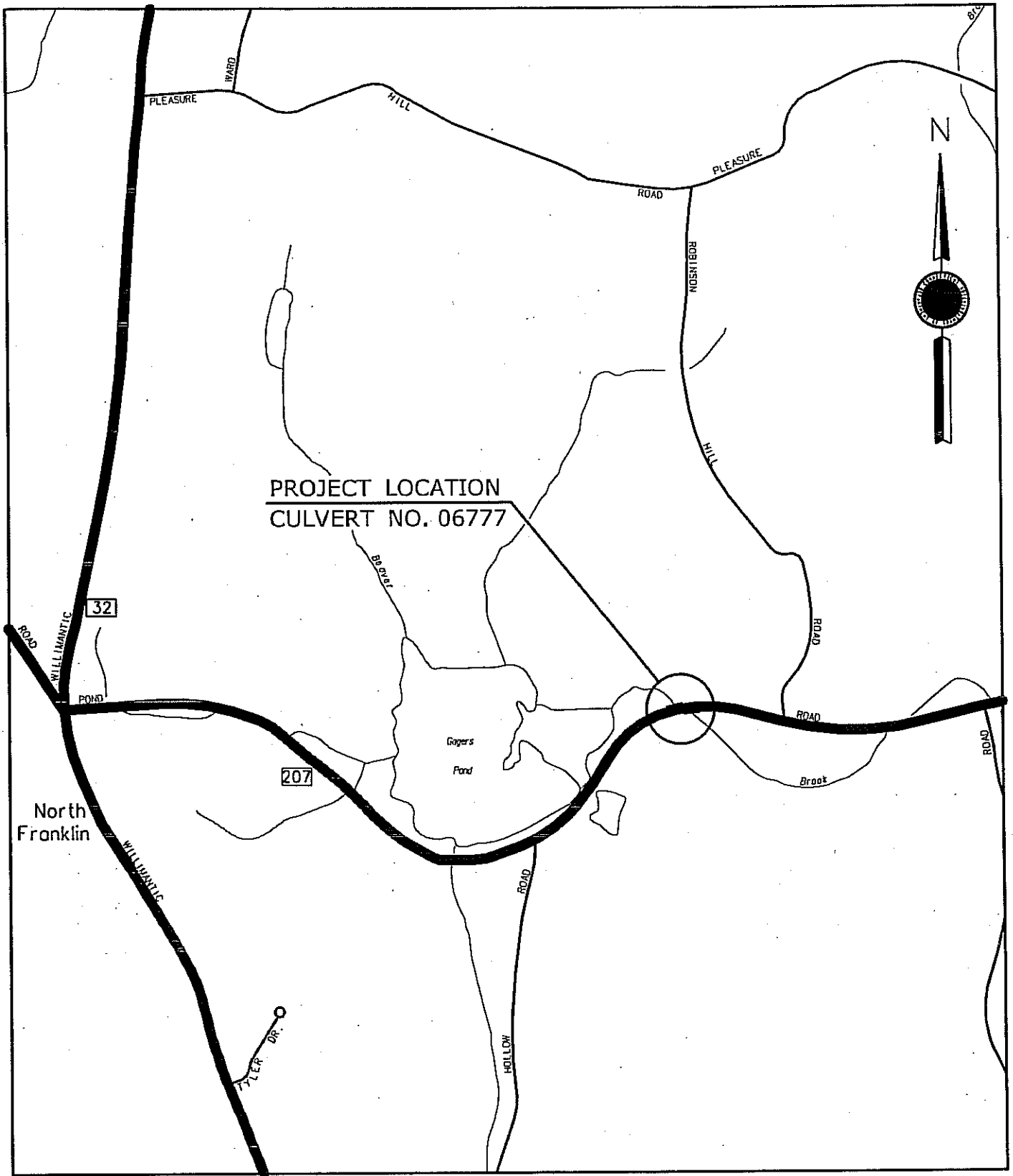


OFFICE OF  
ENGINEERING



DATE:

AUGUST 2009



STATE PROJECT NO.:

172-394

CITY/TOWN:

FRANKLIN



STATE OF CONNECTICUT  
DEPARTMENT OF TRANSPORTATION

LOCATION PLAN



OFFICE OF  
ENGINEERING



DATE:

AUGUST 2009